

## Commercial Property Listing - Occupied

### 5652 South 13<sup>th</sup> Street

### Maitland Park Neighborhood – BID #40



Assessor records, photographs and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

#### LISTING PRICE: \$375,000

**Building:** 8,998 SF built in 1977 with newer additions (concrete block/no basement)  
**Lot Area:** 15,555 SF with on-site parking  
**Zoning:** Industrial Light, IL1

#### BUYER DEVELOPMENT OBLIGATIONS

- Preserve existing building and structural elements.
- Landscape parking lot (MCO Ch. 295-405). Additional landscape requirements may apply and need City approval before closing.

#### POTENTIAL COMMERCIAL AND LIGHT INDUSTRIAL USES

- Office, garden/landscape center, home improvement center, medical research laboratory, catering, household maintenance/repair service, tool/equipment rental, wholesale facility, ambulance service, ground transportation service, light manufacturing, research development, contractor shop, other light manufacturing and wholesale trade uses may be considered, etc.
  - **Note:** Property must be taxable and some uses may need BOZA approval
- Proposals will not be accepted for the following uses: Principal parking lot, pawn shop, automobile (sales, service and parts), cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

#### POTENTIAL RESOURCES

- **Facade Grants:** [www.city.milwaukee.gov/facade](http://www.city.milwaukee.gov/facade)
- **Retail Investment Fund:** [www.city.milwaukee.gov/rif](http://www.city.milwaukee.gov/rif)
- **White Box Program:** [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- **Focus on Energy Promotions:** [www.energystar.gov/rebate-finder](http://www.energystar.gov/rebate-finder)
- **Business Improvement District #40:** [gatewaytomilwaukee.com](http://gatewaytomilwaukee.com)
- **Business Financing:** may be available through Milwaukee Economic Development Corp: [www.MEDOnline.com](http://www.MEDOnline.com)

#### SPECIAL NOTES:

- The City reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the developer approved by the Council, and to impose additional use restrictions, if necessary.
- The contents of this packet are for informational purposes only and the representations made herein, though thought to be accurate, are without warranty. Development teams should rely exclusively on their own investigations and analyses.

#### CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality of renovations, contribution to tax base and financial viability.
- Acceptance contingent on City Plan Commission and Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained, if necessary, prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at [www.milwaukee.gov/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings)
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing.
- Closing contingent on firm financing and DCD approval of renovation and site plan, including any proposed building alterations.
- Buyers must not violate City Buyer Policies. See website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)
- Rehabilitation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.

**SHOWING & BROKER INSTRUCTIONS:** Brokers must contact the City of Milwaukee Real Estate office at 414-286-5730 to obtain tenant contact information and to schedule a showing with the tenant.

**TENANT:** The Property will be sold subject to rights of tenant.

**BROKER COMMISSION:** If Buyer's Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker; City, at closing, agrees to pay Broker a commission of 7% of the purchase price. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

Submittal: 1) Completed "Proposal Summary" on the form available at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)  
2) Provide a detailed Scope of Work for renovation, if any, including a scaled rendering of the building identifying exterior building materials and site plan for construction along with a Business Plan and/or Plan of Operation.  
3) Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Matt Haessly.

**Proposals will be received and evaluated on a continuous basis until an acceptable proposal is received.**

Contact: Matt Haessly, Department of City Development, (414)286-5736 or [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov).

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.